

**PLANNING & ZONING COMMISSION  
6:00 PM. JANUARY 28, 2008  
EDGEWOOD COMMUNITY CENTER  
26 E. FRONTAGE ROAD  
PRELIMINARY AGENDA**

**Officially attending:**

Commissioners-Mike Dodge, Rey Fulwiler, Doyce Wilhite and staff member Ms. Mahalick. Absent-Gary Chemistruck, Del Rea & Vicki Schober.

- 1. Call to order:** The meeting was called to order at 6:00 PM.
- 2. Approve agenda:**  
**MOTION:** Commissioner Wilhite moved to approve the agenda; the motion was seconded.  
**VOTE:** All voted in favor of the motion.
- 3. Approve minutes of 11/19/07 and 12/17/07-**staff requested tabling until more commissioners who had been in attendance during these meetings were present for the vote.
- 4. Extraterritorial subdivision review, Campbell Corp, 68 lots from 330 acres in Section 26, 27, 34 & 35 of Sandoval County.** (Cancelled) Mr. Oden had sent in a duplicate request, the commission reviewed this subdivision during the Commission meeting of April 16, 2007. A letter has been sent to the Sandoval land use department with the concerns expressed by the Commission.
- 5. Annexation zoning for 48 acres in the southwest of the municipal boundary area section 33, T10N, R7E, requesting R-2.** (Council action) Staff reported that during the public hearing at the Council meeting of January 23<sup>rd</sup> the Council annexed and zoned this property as Residential, R-2; two acre minimums.
- 6. Annexation zoning for 10 acres on the south side of Frost road, section 33, T11N, R7E, requesting Special Use.** (Council action) Staff reported that during the public hearing at the Council meeting of January 23<sup>rd</sup> the Council tabled this request over concerns about the deed.
- 7. Acceptance of Salida Del Sol Trail for maintenance.** Commissioner Dodge lives on Salida del Sol and recused himself, thus not enough commissioners were available for a quorum, this item will be heard at the February 4<sup>th</sup> meeting.
- 8. Pre-Application for McKnight, Tract C-1 Lot split.** Mr. McKnight was not in attendance but had requested what the commission would ask if he were to subdivide his property into two lots. Staff reported the private access would need to be a minimum of 24 feet wide as per the subdivision ordinance, a grading and drainage plan would be needed to access the size of the culvert for the entrance off of Broken arrow. A review from the road supervisor indicated that Broken Arrow Road was only 20 feet wide with 2 inches of base course and would need to be improved.  
**MOTION:** Commissioner Wilhite moved to recommend a grading & drainage plan be required for the intersection of Broken Arrow Road and the private access, that the private access be improved to subdivision requirements of 24 feet wide with 6 inches of base course and that Broken Arrow adjacent to Mr. McKnight's property be improved to a minimum of twenty-four feet wide with six inches of base course. The motion was seconded.  
**VOTE:** All voted in favor of the motion.

**PUBLIC HEARING**

STAFF CERTIFIED THAT PUBLIC NOTICE OF THIS MEETING HAD BEEN POSTED AS REQUIRED:  
COMMISSIONERS ALL CONFIRMED OF NO CONFLICTS OF INTEREST/EX PARTE CONTACTS

9. **Preliminary plat review Raven Roost, 6 lots from 9.08 acres zoned Residential one acre, in section 9 on the west side of Highway 344 north of W. Venus Road.** Mr. Oden was the representative for this application which was heard as a pre-application during the December 17, 2007 commission meeting. Staff reported that the applicant had complied with the grading & drainage and zoning ordinances and recommended approval conditioned upon compliance with the subdivision ordinance.  
**MOTION:** Commissioner Dodge moved to approve the preliminary plat conditioned upon a highway access permit from the New Mexico Department of Transportation, a letter of water commitment from Thunder Mountain, compliance with Santa Fe fire requirements, submittal of an improvement agreement and submittal of an as built upon completion of infrastructure. The motion was seconded.  
**VOTE:** All voted in favor of the motion.
10. **Valdez preliminary subdivision approval of 6.739 acres zoned residential R-1, lot split.** Mr. Valdez was not present for the hearing, this property is located approximately ½ mile off of east Hill Ranch road. Staff reported that Lindsey Lane would need to be improved for access to the northern portion of this proposal, a drainage study needed to be submitted for crossing the drainage easement for accurate structure sizing, a letter of commitment from the water company and a subdivision improvement agreement for the infrastructure. Commissioners discussed the lack of a turn around for the northern lot and clarification of the 50 foot easement for public access.  
**MOTION:** Commissioner Wilhite moved to require a grading and drainage plan, improvement of Lindsey Lane to include a turn around acceptable for emergency vehicles. Commissioner Fulwiler asked for a friendly amendment to include clarification of the public/private status of the 50 foot easement on Lindsey Lane, Commissioner Wilhite agreed to the amendment.  
**VOTE:** All voted in favor of the motion.
11. **Zone Change Lands of Romo, requesting Residential and Estates, five acre minimum, located on the north side of W. Venus road.** The applicant's representative requested this item be tabled.  
**Motion:** Commissioner Wilhite moved to table the requested zone change.  
**Vote:** All voted in favor of the motion.
12. **Greene/Varner preliminary subdivision approval 5.02 acres divided into 4 lots zoned Residential R-1.** Steve Williams represented the Greene/Varner application located off of Prairie Moon Trail. The homes to the east and west in the immediate vicinity are similarly developed as one acre parcels. A grading & drainage plan had been submitted for New Road Court and there was a significant drainage easement set aside on lots 45-A and 45-D, but it was Mr. Williams's opinion that there was sufficient buildable area on both lots for single family residences. Commissioner Fulwiler asked what the Town's preference was for the road to be public or private off of the public road Prairie Moon Trail. Staff stated that it was easier to have roads platted as public with the acknowledgement that the Town will determine maintenance at a later time.  
**Motion:** Commissioner Wilhite moved to approve the preliminary plat of Greene/Varner conditioned upon improvement agreement or bonding, full compliance with fire flow requirements, submittal of an as built, road signs installed prior to final plat, rural addressing signature on plat prior to final plat signoff and the New Road Court be designated as public. The motion was seconded.  
**Vote:** All voted in favor of the motion.

## **OUT-OF-HEARING**

**Findings of Fact:**

**13. Equestrian Hills development, requesting Residential and services on 6 acres.** Findings were tabled until February 4<sup>th</sup>, when more than 2 commissioners with knowledge of the hearing are present for the vote.

**14. Discussion on Wind turbines.** Commissioners concerns were whether the technology was advanced enough, whether the technology provided a consistent source of energy and safety concerns relating to tower siting and perhaps towers should be looked at on a case-by-case basis. Mr. Oden stated that the CC & R's for Los Cerritos prohibited pole structures above 24 feet and that he believed commercial transmission required a sub-station and large transmission lines which he believed could be problematic. Staff agreed to read through covenants on file and see if there would be other conflicts for towers.

**15. Adjourn.** The meeting adjourned at 6:50 PM